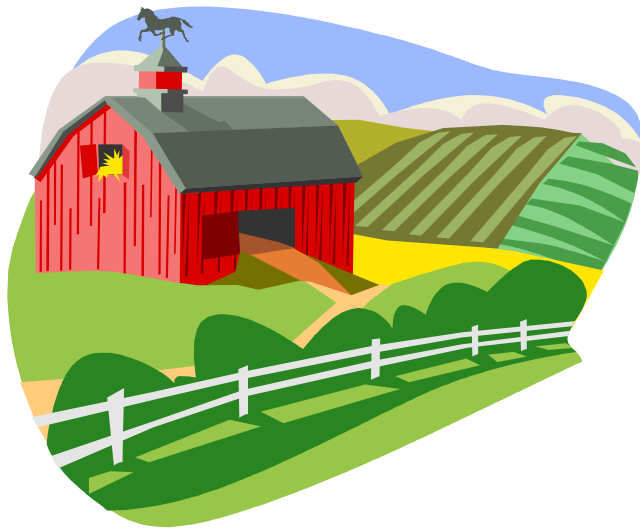


MovingtotheCountry

Riley County Guide to Rural Living



*Riley County Planning & Development
110 Courthouse Plaza
Manhattan, KS 66502
(785) 537-6332*

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**THINKING ABOUT
A PLACE IN THE COUNTRY?
Riley County Guide for Rural Living**

More and more Riley Countians are moving to the rural areas these days, looking for their "Place in the Country." While this is certainly a personal choice, often times this decision is made without a full understanding of the differences between rural and urban living and the public issues that may be involved. This brochure offers many practical tips and areas to research before buying your country home site. Hopefully, consideration of these items will help ensure your rural living experience is a pleasant and rewarding one.



PROPERTY USE CONSIDERATIONS

ZONING: The first thing you need to know is that the entire unincorporated area of Riley County is zoned. Zoning restricts the use of property into different categories. Most of the County is zoned for agriculture, which limits the land's use for residential purposes. One of the fundamental reasons for this restriction is to provide areas in the County where farming can occur without conflicts from residential neighbors.

Zoning classifications in Riley County:


A Zones	Single Family Residential
B Zones	Two Family and Multiple Family Residential
C Zones	Commercial Districts
G Zones	General Agricultural

Lot Size: It is possible that one cannot build on your chosen lot or parcel due to a number of reasons. In Riley County there are many parcels that are unbuildable. The minimum lot size for land zoned agriculture (G-1) is 20 acres. The minimum lot size for residential zones (A-1 through A-5) vary, depending on whether you will need to provide your own well and wastewater system.

Permitted Uses: Each zone has different permitted uses. You must check with the Riley County Planning and Development Department to determine if your property is zoned for the desired uses and for the type of structure you wish to build.

Floodplain: Is your land in a flood zone? Just because it hasn't flooded recently, does not mean it isn't shown in a flood zone on the Flood Insurance Rate Maps in the Planning and Development Office. Research the building requirements for your properties flood zone.

Surrounding Properties: The surrounding properties will probably not remain in their present land use indefinitely. You



can check with the Riley County Planning and Development Office to find out how these properties are zoned, and to see what future developments may be in the planning stages.

Property Lines: You may have a plat of your property, but unless the land has been surveyed and pins placed by a licensed surveyor, you cannot assume that the plat is accurate. The hilly terrain in Riley County caused some roads and subdivisions to be built in slightly different locations than shown on the original site plans. Fences that separate properties are often misaligned with the property lines. A survey of the land is the only way to precisely determine property lines. Section lines, property lines, and fence lines may or may not have the same location.



LAND RESTRICTIONS

Easements: Existing easements may require you to allow construction of roads, power lines, water lines, sewer lines, etc. across your land. These easements are a matter of record either in the Planning and Development Department or the Register of Deeds office. Check these issues carefully.

There can also be problems with the legal aspects of access, especially if you gain access across property belonging to others. Even if you have a verbal agreement with adjacent landowners, it is better to obtain legal advice and have a signed easement recorded in the Register of Deeds office.

Mineral Rights: Many property owners do not own the mineral rights under their property. Owners of mineral rights have the ability to change the surface characteristics in order to extract their minerals. It is very important to know what minerals may be located under the land and who owns the rights to them. Much of the rural land in Riley County can be used for mineral extraction.



Covenants: Many subdivisions and Planned Unit Developments have covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm that there are none) and make sure that you can live with those rules. Recorded covenants are filed in the Register of Deeds Office. Riley County does not enforce covenants. Find out if there is an active homeowners' association to enforce the covenants.

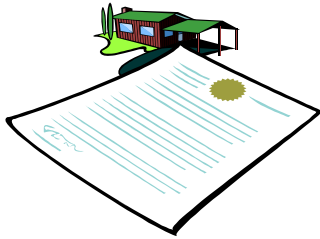
Homeowners Associations (HOAs) may take care of common areas and open spaces. A dysfunctional homeowners association or poor covenants can cause problems for you and even



involve you in expensive litigation.

Dues are almost always a requirement for those areas with an HOA. The by-laws of the HOA will tell you how the organization operates and how the dues are set.

Insurance: Contact your insurance agent for insurance rates on rural properties, especially fire and flood insurance.



PERMITS


Building Permits: Before beginning construction, a permit is required for all new structures whether they are zoned for agriculture or residential. Check with the Riley County Planning and Development Department for building permit applications and additional information.



Entryways and Culverts: New entrances and culverts must meet County and township guidelines. When considering where to locate entrances and driveways on your property, consider accessibility during wet or icy weather conditions. Road construction across or through ravines, watercourses, or waterways must be carefully planned. If the drainage above where you plan to put your crossing is 160 acres or more, you must obtain approval from the Kansas Board of Agriculture, Division of Water Resources. Entrances and other work in the road right-of-way can not be constructed without applying for a road right-of-way use permit, and approval from the Riley County Public Works Department.

Installation and maintenance of Entrances on County Rights-of-Way: Entrances may be installed in County rights-of-way for private individuals, businesses, and other agencies upon approval by the County. The County must review proposed installations for appropriate approach sight distances, to calculate drainage area to determine culvert size and design, and to approve types of materials used to construct the entrance. The standard minimum width for entrances installed in the County rights-of-way is 20 feet of driving surface with 2 ½ to 1 end slopes. CMP's shall be installed with a 12" minimum cover, including surfacing.

The County does not install culverts in County right-of-way. Others may install culverts in County rights-of-way upon



approval by the County, in accordance with the procedure and standards set forth above. The person, company, or agency requesting a new entrance installation or extension to an existing entrance will be required to pay for all costs incurred in the installation.

Existing Culverts: The County will maintain or improve existing entrances previously installed in County rights-of-way.

Health permits: Riley County has a Sanitary Code which requires you to obtain well and wastewater permits from the Health Department before you build. Before any permit is issued, you must arrange for an on-site evaluation of your property with the Health Department (for more information see "Utility Service Considerations", page 11).

Setbacks: Each residential zone has its accompanying setback requirements. If your property is platted, the front yard setback lines are shown on the plat, which can be found in the Register of Deeds office or the Planning and Development office. For back and side yard set-backs, check with the Planning and Development office. Make sure you have enough space to accommodate setbacks, possible separation distances and the topography. If your property is on a major or minor highway, your setback will increase.



UTILITY SERVICE CONSIDERATIONS

Water, sewer, gas, electric, telephone and other services may be unavailable or may not operate at urban standards. Repairs can often take much longer than in town.


Electricity: Electrical service is not available to every area of Riley County. It is important to determine the proximity of electrical power and what power source provides service to your area. It can be very expensive to extend power lines to remote areas. Many times it is cost prohibitive to bury the lines due to rock near the ground surface. It may be necessary to cross property owned by others in order to extend electrical service to your property in the most cost efficient manner. It is important to make sure that the proper easements are in place to allow lines to be built to your property. Electric power may not be available in two phase and three phase service configurations. If you have special power requirements, it is important to know what level of service can be provided to your property.



The cost of electric service is usually divided into a fee to connect to the system, and then a monthly charge for energy consumed. It is important to know both costs before making a decision to purchase a specific piece of property.

Power outages can occur in outlying areas with more frequency than in more developed areas. The duration of the loss of power is usually longer in a rural area than in town. A loss of electric power can also interrupt your supply of water from a well. You may also lose food in freezers or refrigerators. It is important to be able to survive for up to a week in severe cold with no utilities if you live in the country.

Heating Sources: Most rural areas do not have access to natural gas. Be prepared to consider alternative fuels such as propane, electricity, wood pellets, wood or heat pumps. Electric furnaces may be expensive to operate in your area. You should



plan on an auxiliary heating backup for those incidents of power outages.

Telephone: Telephone communications may be a problem. If you have a private line, it may not permit the use of high-speed computer modems. Cellular phones may not work equally well in all areas.

Trash: Local service providers should be utilized. Some providers do not provide service in the more rural areas. Open burning of paper and boxes is considered an option during certain conditions. A permit is required for any open burning (except cooking and ceremonial fires)

Wastewater: Central sewer service is generally not available in rural areas. Wastewater is most commonly treated on site with a septic tank-lateral field system or wastewater stabilization pond (lagoon). Alternative systems using aerobic treatment technology are also permitted. If an on-site wastewater disposal system is already available, the Riley County Health Department must inspect the system to determine if it will serve your needs.

Water: If you do not have access to a public water supply, you will need to drill a well. A permit must be obtained from the Riley County Health Department before drilling any domestic well. The cost for drilling and pumping can be considerable.



The quality and quantity of well water can vary considerably from location to location and from season to season. Nitrates, coliform bacteria, and agricultural chemicals may be present in rural groundwater supplies in Riley County. It is strongly advised that you research this issue very carefully.

If you have access to a public water supply, i.e., rural water district, connection fees can be expensive. You may also find that your monthly cost of service can be more costly when compared to municipal systems.



GOVERNMENT SERVICES

Even though you pay property taxes to the County and the township, the amount of tax collected does not cover the cost of the services provided to rural residents. Those living in the city subsidize the lifestyle of those who live in the country by making up the shortfall between the cost of services and the revenues received from the rural dwellers. This is why the level of service is less in rural areas.

Emergency Services: The fact that you can drive to your property does not necessarily guarantee that you, your guest, and emergency service vehicles can achieve that same level of access at all times.

Proper addressing is critical in reducing response times for police, fire and emergency medical services. The physical location of your residence and extreme weather conditions adversely effect response times for emergency services.

911 Service: Calls to report a crime, personal injury and property damage should be directed to the 911 center. **DIAL 911** Most of Riley County has enhanced 911 service. Portions of KSU and 20-30 homes in the extreme northern part of the County are served by other public service answering points (PSAP) than the Riley County 911 center. Cellular 911 calls are accepted at the County 911 center but the County's unique shape allows some calls to reach cellular towers in other jurisdictions. Wireless callers should be familiar with their address and insure they are calling a local PSAP. For more information call the Riley County Emergency Management Department at 1-888-537-6333

Fire Services: Fire services across rural and suburban Riley County are equipped and managed through a special benefit district with responses preformed by volunteers. Except for the City of Manhattan a County-wide network of citizens helping citizens provide the initial response to fires, hazardous

materials releases and other natural emergencies. The Riley County Fire District is the central point of contact for questions related to fire regulations, volunteer applications, community fire training, burning permits, wildfire interface zones, and insurance ratings. Remember "Rural fire protection depends on you and your neighbors helping each other." For more information call the Riley County Fire District at 1-888-537-6333.



Emergency Medical Services: The Riley County Emergency Medical Services are located in Manhattan. The agency provides Advanced Life Support (ALS) units and technical rescue responses to the entire County. A network of volunteer first responders augment the ALS units to enhance the response times to rural portions of the County. At certain parts of the county, a fire truck may precede the arrival of an ambulance.

Law Enforcement: The Riley County Police Department is a County wide consolidated police department with jurisdiction throughout the County and the City of Manhattan.

Mail Delivery: Standard parcel and overnight package delivery can be a problem for those who live in the country. Confirm your status with service providers.

Addressing: New, legal addresses are assigned when you obtain a Building Permit.

Voter Registration and Voting:

To Register to Vote: Fill out a voter registration card at any one of the voter registration sites, city halls, the Manhattan Public Library and many private businesses. For location nearest you, call the Riley County Clerk's Office.

No Excuse: Anyone may vote advance --- you no longer need an excuse as you did for absentee. If you are registered in Riley County, you can vote up to 20 days prior to Election Day.

Options: 1) Vote by mail
 2) Vote in person at the Riley County Clerk's Office

Permanent Advance Voting:

- Any person having a permanent physical disability or an illness that has been diagnosed as a permanent illness and who is a qualified elector may apply for permanent voting status.
- You may obtain the form for permanent advance voting in the Riley County Clerk's Office. This form only needs to be filled out once and is kept on file at the Riley County Clerk's Office.

Once this form is complete and on file in the Riley County Clerk's Office, you will automatically receive your ballot for all elections you are eligible to vote in. These ballots will start being mailed out 20 days before the Election Day.

Road Maintenance: You may experience problems with the maintenance of your road. Riley County maintains many miles of roads, but township roads, which are maintained by townships, serve many rural properties. Some township roads are intentionally maintained at a minimum standard. Grading and snow plowing may be done at a minimal basis. Make sure you know if there will be road maintenance, what type of maintenance to expect and who will provide the maintenance.

School buses travel only on maintained roads. You may need to drive your children to a bus route so they can get to school.

In extreme weather, even County roads can become impassable. You may need a four wheel drive vehicle with chains to travel during those episodes.

CONSIDER MOTHER NATURE

Residents of the country usually experience more problems when the elements and Mother Nature turn unfriendly. Here are some thoughts for you to consider.

Vegetation: The physical characteristics of your property can be positive and negative. Trees are a wonderful environmental amenity, but can also involve your home in a fire. Building at the top of a wooded draw or a tall grass prairie should be considered as dangerous as building in a flood plain area. Cedar trees close to a structure and shake roofs can be especially risky. "Defensible perimeters" are very helpful in protecting buildings from fire and inversely can protect wooded areas or prairie from igniting if your house catches on fire. For further information, contact the Riley County Fire District.

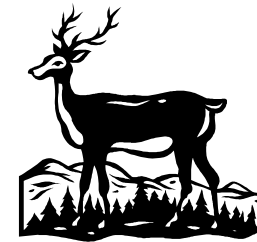
Slopes: Steep slopes can slide in unusually wet weather. In wet weather large rocks can also roll down steep slopes and present a great danger to people and property.

Soils: Soils that swell and shrink may damage concrete foundations. Building in areas with expansive soils requires an engineered foundation.

Stormwater Drainage: The topography of the land can tell you where the storm water runoff will go during heavy precipitation. When property owners fill in ravines, they have found that the water, which used to drain through that ravine during heavy rains, can now drain through their house. A flash flood can occur and turn a dry gully into a river. It is wise to take this possibility into consideration when building.

The Flint Hills feature numerous springs on hillsides. Check your property immediately after heavy rain to see if any springs are activated and plan accordingly. A line of shrubs on a hillside is a good indicator of seepage.

Wildlife: Nature can provide you with some wonderful neighbors. Most wildlife is a positive addition to the environment. However, even "harmless" animals, like deer, can cross the road unexpectedly and cause traffic accidents, or eat your garden in one night. Rural development encroaches on the traditional habitat of coyotes, bobcats, deer, snakes and other animals that can be dangerous and you need to know how to deal with them. In general, it is best to enjoy wildlife from a distance and know that if you do not handle your pets and trash properly, it could cause problems for you and the wildlife. The Kansas Department of Wildlife & Parks, Riley County, and K-State Research and Extension offices are good resources for information about living with wildlife.



Sitting Your Home: Your acreage may allow several alternative-building sites. Carefully examine seasonal wind exposure and sun orientation to position your home for optimal energy efficiency. Consideration of existing and future views both from the property and towards the building site provides more site satisfaction. Other areas needing careful study include: stormwater drainage patterns, soil composition and depth and driveway access. It is important to visualize how your home may be viewed from adjoining roads and neighbors. Make your home as environmentally friendly and sustainable as possible.

CONSIDER AGRICULTURE

Agriculture is an important part of the Riley County environment. Owning rural land means knowing how to live with farmers. There are a few things you need to know:

Hours: Farmers often work around the clock, especially during planting and harvest time. Dairy operators sometimes milk without stopping and hay is often swathed or baled at night. It is possible that adjoining agriculture uses can disturb your peace and quiet.

Dust: Land preparation and other agricultural operations can cause dust, especially during windy and dry weather.

Burning: Ranchers will burn their pastures in March/April. Farmers occasionally burn their ditches to keep them clean. Agricultural burning creates smoke that you may find objectionable. You also may need to back burn an area surrounding your home for protection if you do not live in a platted area. Call the Riley County Fire District for more information and to obtain a burn permit!

Chemicals: Chemicals (mainly fertilizers and herbicides) are used in growing crops. You may be sensitive to these substances, and many people actually have severe allergic reactions to them. Airplanes may be used early in the morning to apply some insecticides

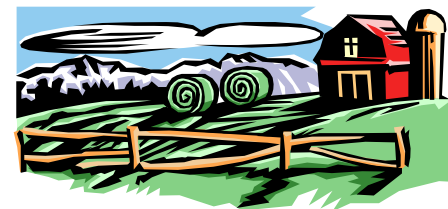
Odors: Animals and their manure may cause objectionable odors.



Noxious Weeds: Before buying land you should know if it has noxious weeds that may be expensive to control. You will be required to control these weeds.

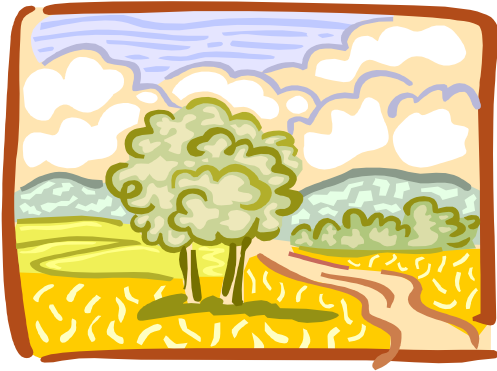
Livestock and Pets: Animals can be dangerous. Bulls, stallions, rams, boars, etc. can attack human beings. Watch your pets. Landowners should remember that their dogs could cause great harm to livestock, fences, etc. Dogs do have a tendency to pack occasionally and go on "hunts." There are laws that allow for the destruction of dogs that chase or worry livestock, although the problem is usually resolved before drastic measures are necessary. Although there are no leash laws in Riley County, the County does have dog and cat nuisance control. Subdivision covenants traditionally contain leash laws, but are not enforced by the County.

Right to Farm: Agriculture is an important business in Kansas, and Riley County. If you choose to live among the farms and ranches of Riley County, do not expect the county government to intervene in the normal day-to-day operations of your agri-business neighbors. The Board of Commissioners of Riley County will enable its farmers and ranchers to continue producing food and fiber.



CONCLUSION

The above information is by no means complete. You may encounter additional issues. It is hoped that all of these comments will help you enjoy your decision to reside in the country. Remember that an informed decision, well considered, is a wise decision.



WHERE TO CALL OR VISIT FOR INFORMATION CONCERNING:

Appraisals (Real Estate & Personal Property)

Riley County Appraiser's Office
110 Courthouse Plaza, Manhattan, Kansas 66502
785-537-6310

Building Permits

Riley County Planning and Development
Riley County Office Building
110 Courthouse Plaza, Manhattan, Kansas 66502
785-537-6332

Covenants

Riley County Register of Deeds
Riley County Office Building
110 Courthouse Plaza, Manhattan, Kansas 66502
785-537-6340

Deeds

Riley County Register of Deeds
Riley County Office Building
110 Courthouse Plaza, Manhattan, Kansas 66502
785-537-6340

Driver's License (Renewals & ID Cards)

Riley County Treasurer's Office
Riley County Office Building
110 Courthouse Plaza, Manhattan, Kansas 66502
785-537-6320

Easements

Riley County Register of Deeds
Riley County Office Building
110 Courthouse Plaza, Manhattan, Kansas 66502
785-537-6340

**Electricity**

Western Resources

KP&L

225 Seth Childs, Manhattan, Kansas 66502

1-800-794-4780

Bluestem Rural Electric Co-op Associates

P. O. Box 513, Clay Center, Kansas 67432

785-632-3111

Emergency Services

Riley County Fire District

Riley County Office of Emergency Management

Courthouse Plaza East

115 North 4th Street, Manhattan, Kansas 66502

785-537-6333 or 1-888-537-6333 (if long distance)

Entrances and Driveways

Riley County Public Works

Asst. Director of Public Works

2711 Anderson, Manhattan, Kansas 66502

785-539-2981

Fire Protection and Burning Permits

Riley County Fire District #1

Riley County Office of Emergency Management

Courthouse Plaza East

115 North 4th Street, Manhattan, Kansas 66502

785-537-6333 or 1-888-537-6333 (if long distance)

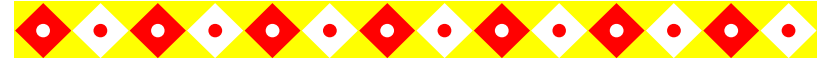
Flood Zones

Riley County Planning and Development

Riley County Office Building

110 Courthouse Plaza, Manhattan, Kansas 66502

785-537-6332

**Home sites, Landscaping and Soil Testing**

Riley County, K-State Research and Extension

Riley County Office Building

110 Courthouse Plaza, Manhattan, Kansas 66502

785-537-6350

Motor Vehicle (Registration & Titles)

Riley County Treasurer's Office

Riley County Office Building

110 Courthouse Plaza, Manhattan, Kansas 66502

785-537-6320

Roads and Bridges

Riley County Public Works

Director Public Works/County Engineer

2711 Anderson, Manhattan, Kansas 66502

785-537-6330

Soils and Ponds

Natural Resources Conservation Service

2615 Farm Bureau Rd, Manhattan, Kansas 66502

785-537-8764

Surrounding Land Use

Riley County Planning and Development

Riley County Office Building

110 Courthouse Plaza, Manhattan, Kansas 66502

785-537-6332

Tax Payment (Personal Property & Real Estate)

Riley County Treasurer's Office

Riley County Office Building

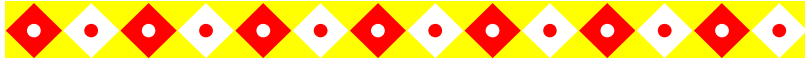
110 Courthouse Plaza, Manhattan, Kansas 66502

785-537-6321

Telephone Service

Southwestern Bell

1-800-464-7928



Sprint
P. O. Box 89, Junction City, Kansas 66441
1-800-788-3500

Voting

Riley County Clerk's Office – Elections
Riley County Office Building
110 Courthouse Plaza, Manhattan, Kansas 66502
785-537-6300

Water and Wastewater Information (Permits)

Riley County Health Department
2030 Tecumseh Road, Manhattan, Kansas 66502
785-776-4779 Ext. 238

Wildlife

Kansas Wildlife and Parks
5020-B Tuttle Creek Boulevard, Manhattan, Kansas 66502
785-539-7941

Zoning

Riley County Planning and Development
Riley County Office Building
110 Courthouse Plaza, Manhattan, Kansas 66502
785-537-6332



Helpful hints for use before Property is Purchased and/or Developed!

What uses are permitted? _____

What is the surrounding property zoned? _____

How can it be used? _____

What is the flood zone? _____

What are the setbacks? _____

Do I need a wastewater permit? _____

What is the zoning on the property? _____

Does a township, or the county maintain the road? _____

Is your property covered by a subdivision covenant? _____

Are there any easements on the property? _____

Who supplies utilities to the property? _____

How and where does the stormwater drain on the property? _____

Do I have water and wastewater permits? _____



NOTES

For More Information Contact:



Planning&Development
110CourthousePlaza
Manhattan,KS66502
Phone:785 -537-6332
Fax:785 -537-6331